



Demographic and Socio-Economic Characteristics

October 7, 2015 Workshop

Demographic and Socio-Economic Characteristics

Introduction

This Chapter of Windham’s 2015 Master Plan identifies trends and projections for population, housing, and other demographic and socio-economic characteristics of the town. Population and housing unit changes from 2000 to present-day, and future projections to 2035, are also included. This chapter provides the necessary background information and data to support the other chapters of the master plan.

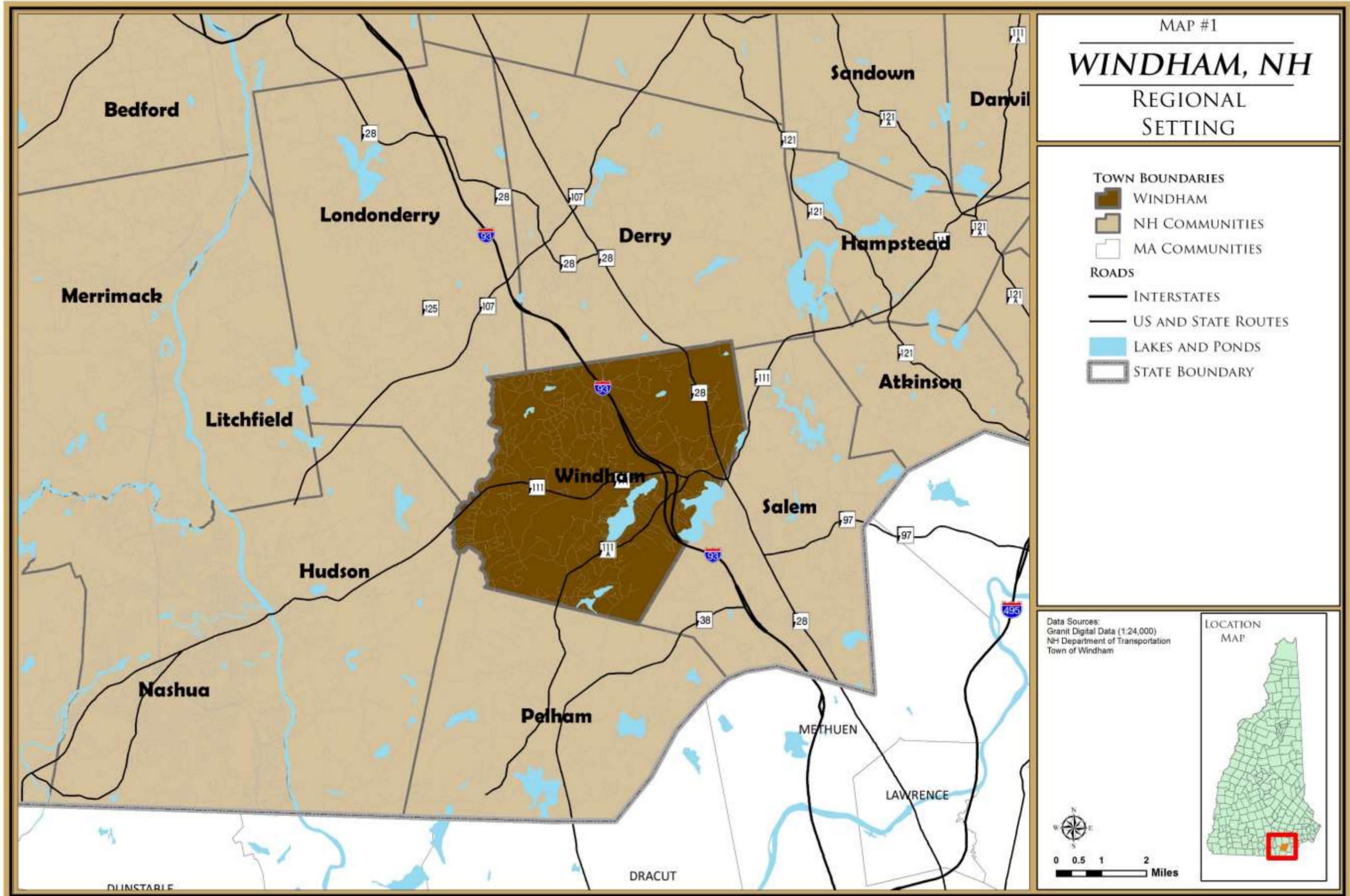
Surroundings

The Town of Windham has been growing at a steady rate since 1970. Among its adjacent neighbors, the Town of Windham is currently the fastest growing community with an increase of **31.5** percent (between 2000 and 2014). See Table 1 and following Regional Settings Map - Map No# 1. The Town of Windham is also the fifth largest community in population size among the adjacent towns of Derry, Salem, Hudson and Londonderry.

Table 1: Profile of Windham vs. Surrounding Towns

| Profile of Windham vs. Surrounding Towns | | | | | |
|--|-----------------------|-------------------|-------------------|-------------------|--------------------|
| Adjacent Municipalities | Land Area (Sq. Miles) | Population (2000) | Population (2013) | Population (2014) | % Change 2000-2014 |
| Derry | 35.6 | 34,021 | 32,988 | Fill in data | -3.00% |
| Hudson | 28.3 | 22,928 | 24,538 | Fill in data | 7.02% |
| Londonderry | 42 | 23,236 | 24,209 | Fill in data | 4.20% |
| Pelham | 26.4 | 10,914 | 12,970 | Fill in data | 18.83% |
| Salem | 24.7 | 28,112 | 28,688 | Fill in data | 2.04% |
| Windham | 26.8 | 10,709 | 13,960 | 14,100 | 31.5% |
| Municipalities of Similar Demographics | Land Area (Sq. Miles) | Population (2000) | Population (2013) | | % Change 2000-2013 |
| Amherst | 34.2 | 10,769 | 11,308 | Fill in data | 5.00% |
| Atkinson | 11.4 | 6,178 | 6,732 | Fill in data | 8.97% |
| Bedford | 33.1 | 18,274 | 21,687 | Fill in data | 18.68% |
| Chester | 26 | 3,792 | 4,762 | Fill in data | 25.60% |
| Hampstead | 14 | 8,297 | 8,547 | Fill in data | 3.01% |
| Hollis | 31.8 | 7,015 | 7,702 | Fill in data | 9.80% |
| Rockingham Co. | 795.1 | 277,359 | 297,626 | Fill in data | 7.30% |

Source: U.S. Census; Office of Energy and Planning



Population Growth

As shown in Table 2 and Figure 1, population growth in Windham has maintained a steady climb, increasing from 1,317 people in 1960 to 14,100 people in 2014. Windham’s population today is an estimate provided by the New Hampshire Office of Energy and Planning. As shown in Table 2, the Town of Windham’s population growth between 1960 and 2014 (96 percent) exceeded the growth of almost all adjacent communities and Windham’s population growth between 2000 and 2013 (31.5%) continues to exceed the growth of adjacent municipalities.

SIDENOTE: Showing 1000% growth since 1960 is a senseless measure. Starting in 1980 makes a lot more sense and makes the numbers sensible. I can have these updates available for the meeting.

All other data is completely screwed up... will also have corrected for the workshop.

Table 2: Population

| Population Trends | | | | | | | | | | |
|--|---------------|----------------|----------------|----------------|----------------|----------------|----------------|---------------------------|--------------------|-----------------------------|
| Adjacent Municipalities | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 | 2014 | % Change 1960-2014 | % Change 2000-2014 | Persons Per Sq. Mile (2013) |
| Derry | 6,987 | 11,712 | 18,875 | 29,603 | 34,021 | 33,109 | 32,988 | 37.21% | -3.00% | 931.05 |
| Hudson | 5,876 | 10,638 | 14,022 | 19,530 | 22,928 | 24,467 | 24,538 | 31.60% | 7.02% | 859.97 |
| Londonderry | 2,457 | 5,346 | 13,598 | 19,781 | 23,236 | 24,129 | 24,209 | 89% | 4.20% | 576.02 |
| Pelham | 2,605 | 5,408 | 8,090 | 9,408 | 10,914 | 12,897 | 12,970 | 39.80% | 18.83% | 493.48 |
| Salem | 9,210 | 20,142 | 24,124 | 25,746 | 28,112 | 28,776 | 28,688 | 21.14% | 2.04% | 1156.43 |
| Windham | 1,317 | 3,008 | 5,664 | 9,000 | 10,709 | 13,592 | 14,100 | 96% 971% | 31.5% | 526 |
| Municipalities of Similar Demographics | 1960 | 1970 | 1980 | 1990 | 2000 | 2010 | 2013 | % Change 1960-2013 | % Change 2000-2013 | Persons Per Sq. Mile (2013) |
| Amherst | 2,051 | 4,605 | 8,243 | 9,068 | 10,769 | 11,201 | 11,308 | 45.13% | 5.00% | 333.23 |
| Atkinson | 1,017 | 2,291 | 4,397 | 5,188 | 6,178 | 6,751 | 6,732 | 56.20% | 8.97% | 605.7 |
| Bedford | 3,636 | 5,859 | 9,481 | 12,563 | 18,274 | 21,203 | 21,687 | 50% | 18.68% | 645.9 |
| Chester | 1,053 | 1,382 | 2,006 | 2,691 | 3,792 | 4,768 | 4,762 | 35.22% | 25.60% | 182.92 |
| Hampstead | 1,261 | 2,401 | 3,785 | 6,732 | 8,297 | 8,523 | 8,547 | 57.80% | 3.01% | 640.7 |
| Hollis | 1,720 | 2,616 | 4,679 | 5,705 | 7,015 | 7,684 | 7,702 | 34.80% | 9.80% | 242.43 |
| Rockingham County | 98,642 | 138,951 | 190,345 | 245,845 | 277,359 | 295,223 | 297,626 | 20.17% | 7.30% | 426.87 |

Source: U.S. Census; Office of Energy and Planning and SNHPC

It is important to note - The NHOEP states that some communities have established population figures based on their own enumeration (census) efforts and that these local efforts can render highly accurate results. Many of the data used to calculate the estimates were collected by local governmental units for purposes other than accounting for population change. The OEP strongly recommends that the OEP estimates not be compared on a year-to-year basis. It is likely that if OEP staff were to estimate any one municipality on an individual basis, the resulting estimate would be different than the one contained herein.

Windham put a census into place in the 1980's, which has been significantly improved especially beginning in 2014 with a new software system. Property owner lists are updated periodically and on a daily basis, property owners are asked to validate their residency information when they conduct any business at the Town Clerk's office. Once a new family or resident comes in they are checked between the property list, proper documentation, and then their information is updated. Prior residents that moved are taken out of the database. In addition to property owners updating the census daily, the Clerk's office works closely with the State Election database, the State Vitals data for births and deaths, and the School District also sends us their lists for each school to cross check records.

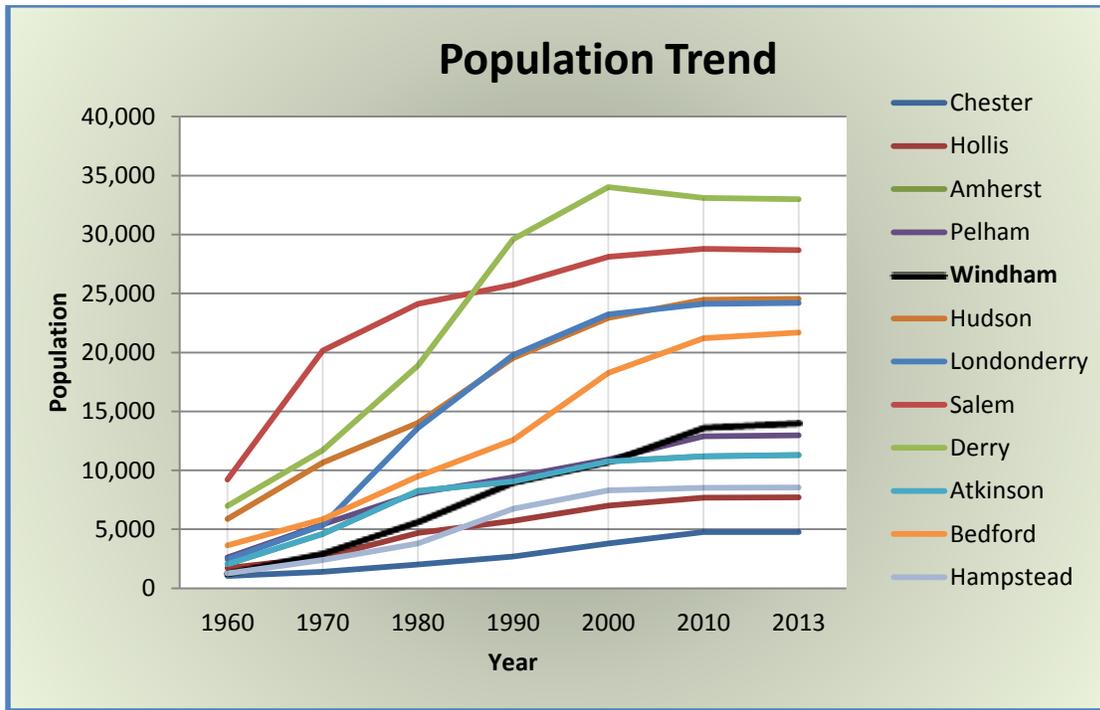
Windham's Town census data shows our population is 16,100 as of August 1st 2015.

As shown below under Future Population Growth section, The Southern NH Planning Commission bases their projections for Windham upon a historic annual compound growth rate of 0.84% and continuing growth anticipated as a result of the completion of the I-93 widening project. Also using the Cohort Component Method, which uses actual births and deaths, survival rates and projected net migration.

If we use the same methodology, Windham will have 16,787 residents by 2020. 17,504 by 2025. And 18,252 by 2030 which represents an increase from current population of 13.5%, as compared to the 30% increase indicated by NH OEP numbers alone for the YEAR 2050.

Clearly, it is important to understand the difference between the government census's numbers and our local town census's numbers. The TRUE population of Windham (16,100) should be regarded as the starting point for calculating annual growth in our community. The NHOEP themselves direct us not to compare their estimates on a year to year basis. Our Town census, however, is continually improved and checked for accuracy DAILY.

Figure 1: Total Population Trends



Source: U.S. Census; NH Office of Energy and Planning and SNHPC

Future Population Growth

The SNHPC has projected that the Town of Windham’s population may increase by 12 percent by 2020 and then another 30 percent by 2050, resulting in a total population of roughly 19,335 people by the year 2050.

The projection in Table 3 are based upon a historic annual compound growth rate of 0.84 percent and continuing growth anticipated as a result of the completion of I-93 widening project from Massachusetts to Manchester, NH. The projections utilize the Cohort Component Method, which uses actual births and deaths, survival rates, and projected net migration.

Table 3: Population Projections

| Population Projections | | |
|------------------------|------------|------------------------|
| Year | Population | Percent Chg. From 2010 |
| 2015 | 14,502 | 7% |
| 2020 | 15,320 | 12% |
| 2025 | 16,239 | 17% |
| 2030 | 17,061 | 21% |
| 2035 | 17,774 | 25% |
| 2040 | 18,375 | 27% |
| 2045 | 18,890 | 29% |
| 2050 | 19,335 | 30% |

Source: 2010 U.S. Census; SNHPC Population Projections, 2014

SNHPC projected four possible net migration outcomes: high, middle, low and historic average. The most probable of the four was selected to generate the final projections shown

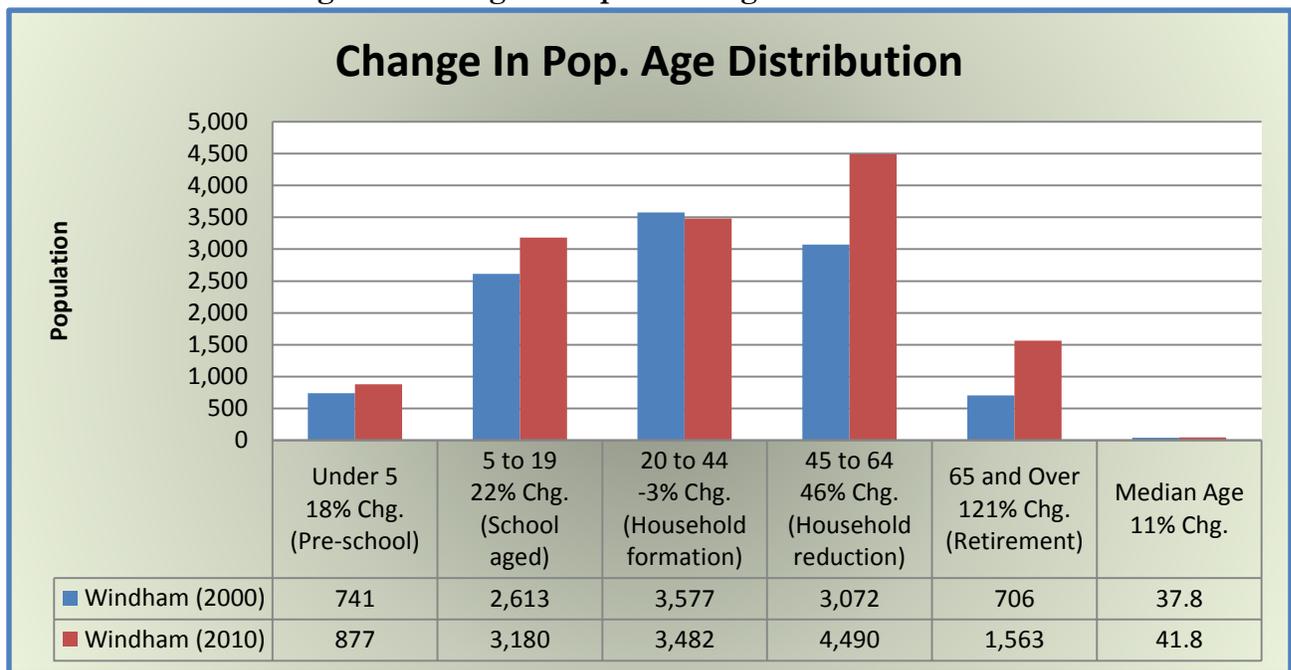
in Table 3. This was coordinated with the Windham Community Development Department staff. While the middle projection was selected for years 2010-2040, and the low projection was selected for years 2045-2050, these projections do not take into account growth and development outside of the Town of Windham, such as the proposed Woodmont Commons PUD in Londonderry; the potential for public water and sewer services in Windham in the future; and future zoning changes.

Another study, completed in 2010 by the Rockingham Planning Commission, projected potential build out scenarios. Calculating build out based on current zoning regulations, the report predicted that building would be capped out at 6,500 dwelling units resulting in 17,301 people at capacity.

Age and Race

The Town of Windham’s median age, as of the 2010 Census, is currently 41.8, which is slightly higher than the median age of 37.8 reported for Windham, by the 2000 Census (see Figure 2). The largest age group in Windham is currently 45 to 64 years, representing approximately 25 percent of Windham’s population. The second largest age group is 20 to 44, which represents about 20 percent of the town’s population. Between 2000 and 2010, there was a significant increase (46%) in the 45 to 65 age cohort. More significantly there was an increase of 121% in the 65 and over age group. In addition, there was an 18 percent increase in pre-school aged children (Under 5) and a 22 percent increase in school aged children (5 to 19 years old). Currently, Windham’s age distribution closely matches Rockingham County (see Table 4).

Figure 2: Change in Population Age Distribution



Source: 2010; 2000 U.S. Census Data; NH Office of Energy and Planning

Table 4: 2010 Population Age Distributions

| Population Distribution by Age | | | | | | |
|--------------------------------|-------------------------|--------------------------|-----------------------------------|-----------------------------------|-----------------------------|-------------|
| | Under 5 (Pre-school) | 5 to 19 (School aged) | 20 to 44 (Household formation) | 45 to 64 (Household reduction) | 65 and Over (Retirement) | Median Age |
| Windham | 877 | 3,180 | 3,482 | 4,490 | 1,563 | 41.8 |
| Percent | 6.40% | 23.39% | 25.61% | 33.03% | 11.49% | |
| Rockingham County | 14,983 | 58,842 | 87,489 | 96,485 | 37,424 | 40.9 |
| Percent | 5.07% | 19.93% | 29.63% | 32.68% | 12.67% | |

Source: 2010; 2000 U.S. Census Data; NH Office of Energy and Planning and SNHPC

The Town of Windham’s population, as reported by the 2010 Census, consists primarily of 95.15 percent White; 2.8 percent Asian; 1.6 percent Hispanic or Latino; and 1.05 percent containing two or more races. Generally, the community has experienced a slight decrease in its “White” population and a small increase in its “Asian population”, but overall Windham has maintained the same racial characteristics over the years. As shown in Table 5, Windham’s racial characteristics are almost identical to Rockingham County.

Table 5: Population by Race

| Population Race | | | | |
|--|---------------|------------|-------------------------------------|-------------------|
| Year | White | Asian | Hispanic or Latino (of any race) | Two or More Races |
| Windham (2010) | 12,934 | 392 | 218 | 144 |
| Percent of Population (2010) | 95.15% | 2.80% | 1.60% | 1.05% |
| Percent of Population (2000) | 96.90% | 1.60% | 1.00% | 1.00% |
| Rockingham County (2010) | 281,966 | 4943 | 6,142 | 4,054 |
| Percent of County Population (2010) | 95.50% | 1.67% | 2.08% | 1.37% |

Source: 2000; 2010 U.S. Census Data; NH Office of Energy and Planning

Educational Attainment

A total of 96.4 percent of Windham’s population are high school graduates and 53.9 percent of the town’s population has a Bachelor’s degree or higher (US 2010 Census). This compares to 94.1 percent of Rockingham County’s population with a high school degree or higher and 37.2 percent of the population with a Bachelor’s degree or higher (see Table 6).

Table 6: Educational Attainment Percent of Population, Town of Windham & Rockingham County

| Windham | | Rockingham Co. | Total |
|---|--------|---|---------|
| Pop 25+ | 9,170 | Pop 25+ | 206,861 |
| Less than 9th Grade | 1.10% | Less than 9th Grade | 1.60% |
| 9th to 12th grade, no diploma | 2.50% | 9th to 12th grade, no diploma | 4.40% |
| High school graduate (includes equivalency) | 19.30% | High school graduate (includes equivalency) | 28.00% |
| Some college, no degree | 14.80% | Total | 19.20% |
| Associate's degree | 8.30% | Associate's degree | 10.10% |
| Bachelor’s degree | 31.50% | Bachelor’s degree | 23.50% |
| Graduate or professional degree | 22.40% | Graduate or professional degree | 13.20% |
| Percent high school graduate or higher | 96.40% | Percent high school graduate or higher | 94.00% |
| Percent bachelor’s degree or higher | 53.90% | Percent bachelor’s degree or higher | 36.70% |

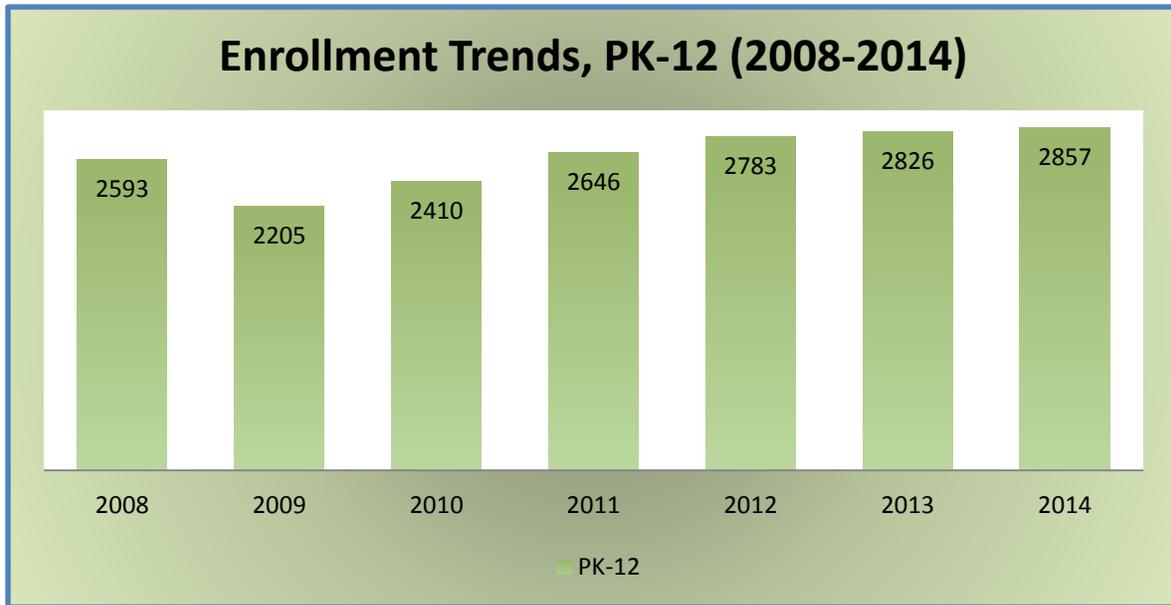
Source: 2008-2012NH Employment Security

School Enrollment

Windham’s enrollment increased from 2,476 students in 2003 to 2,593 students in 2008. The drop in enrollment from 2009 to 2010 was due to Windham’s high school students attending Salem High School during the phased construction of Windham High School. Since 2012, enrollment trends have continued to increase from historical levels and are projected to plateau and trend slightly downward after 2018 to prior historical levels (see Figure 3). Refer to the Appendix at the end of this chapter to view Windham’s school enrollment trends by grade year.

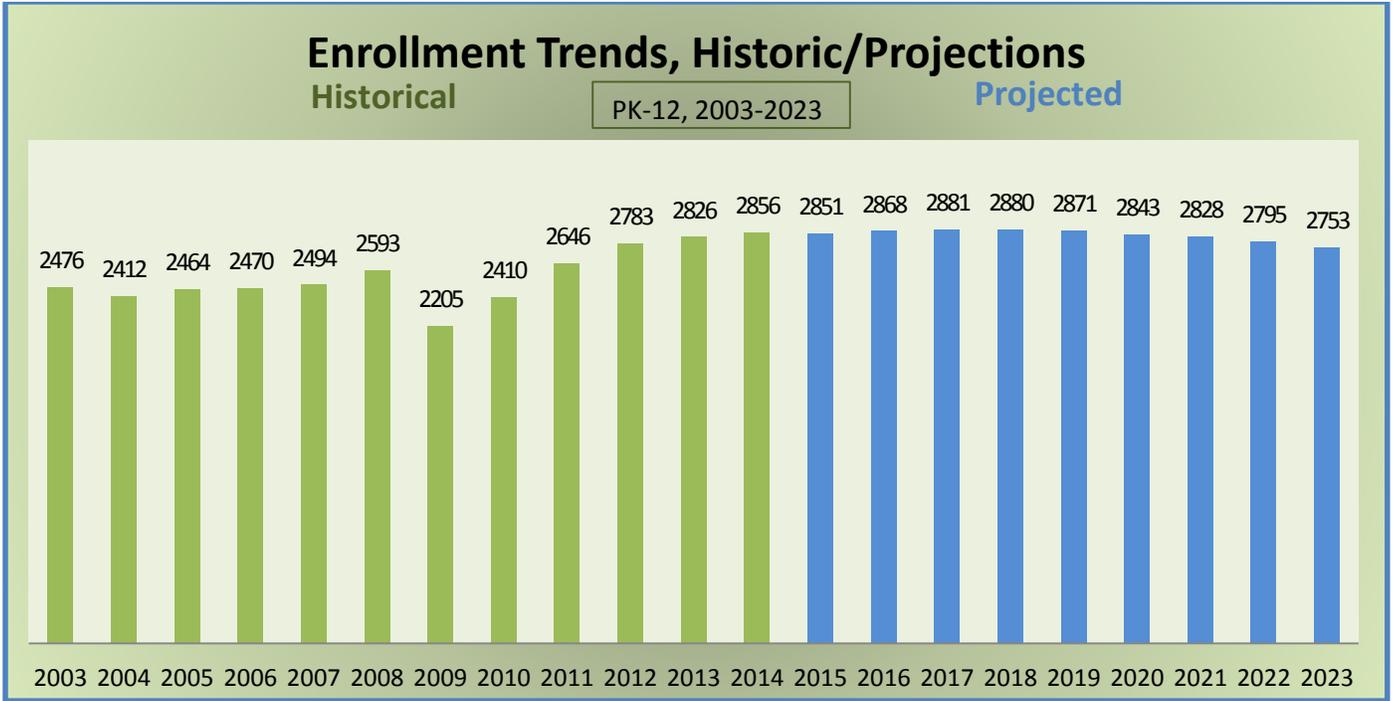
<2015 enrollment numbers will not be available until October. Add these numbers once they become available>

Figure 3: Enrollment Trends (2008-2014)



Source: New England School Development Council, 2015 Windham School Board

Figure 4: Total School Enrollment 2003-2023



Source: New England School Development Council, 2014 Windham School Board

Housing

According to the online assessing database, there are currently (as of February 2015) a total of housing units in the Town of Windham (see Table 7). A total of 4,212 of these units, or 87.13 percent, are single-family detached homes. There are currently 650 single-family attached housing units, primarily condominiums in Windham, representing 12.43 percent of all units. There is one manufactured home in Windham (see Table 7). Most of the housing units in Windham are new and were built between 1970 and 2010 (see Table 8).

Table 7: Housing Units

| 2014 Housing Units | Structures | Units | Percent |
|------------------------------------|------------|-------|---------|
| Single Family Units | 4,215 | 4,215 | 79.2% |
| Multifamily Homes | 2 | 16 | .3% |
| Three-family Homes | 5 | 15 | .3% |
| Two-family Homes | 15 | 30 | .6% |
| 55+ Condos | 243 | 243 | 4.6% |
| Residential Condos | 396 | 396 | 7.4% |
| Seasonal Homes | 215 | 215 | 4% |
| Single Family/Accessory Apartments | 94 | 188 | 3.5% |

| | | | |
|--------------|--------------|-------------|-------------|
| Total | 5,185 | 5318 | 100% |
|--------------|--------------|-------------|-------------|

Source: Windham Town Assessors Database February 2015

Table 8: Housing Unit Structures (Year Built)

| Housing Unit Structures | | |
|-----------------------------------|--------|---------|
| Year Built | Number | Percent |
| Total housing units (2012) | 5,051 | 100% |
| Built 2010 to 2012 | 18 | 0.40% |
| Built 2000 to 2009 | 1,201 | 23.80% |
| Built 1990 to 1999 | 684 | 13.50% |
| Built 1980 to 1989 | 1,038 | 20.60% |
| Built 1970 to 1979 | 998 | 19.80% |
| Built 1960 to 1969 | 406 | 8.00% |
| Built 1950 to 1959 | 212 | 4.20% |
| Built 1940 to 1949 | 50 | 1.00% |
| Built 1939 or earlier | 444 | 8.8% |

Source: 2012 Estimate U.S. Census

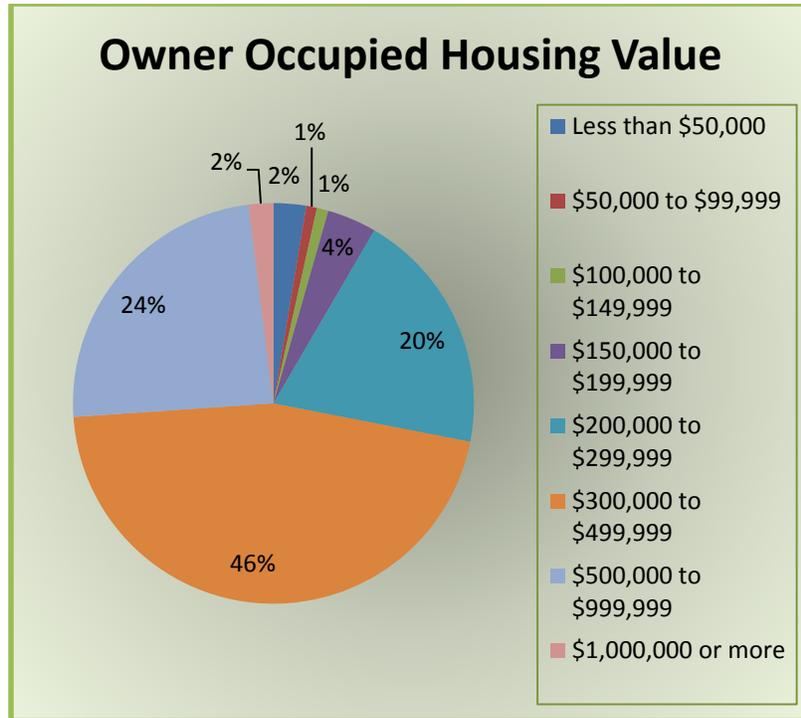
Table 9: Housing Occupancy

| HOUSING OCCUPANCY | | |
|-------------------------------|---------|---------|
| | Numeric | Percent |
| Occupied housing units | 4,866 | 100% |
| Owner-occupied | 4,521 | 92% |
| Renter-occupied | 345 | 7% |

According to the latest American Community Survey (ACS), US Census data as of 2013, a total of 4,521 (93%) of housing units in Windham are owner occupied and 345 (7%) are renter occupied. The average household size of an owner occupied home is 2.92, as compared to a renter occupied unit where the average household size is 2.19 persons, according to American Community Survey Census Data. According to the community-wide Master Plan Survey, 33 percent of respondents indicated that they have lived in Windham between 11 and 20 years and

39 percent of respondents plan to stay in Windham for more than 20 years. No data exists as to how many renters intend to transition to property owners and vice versa.

Figure 5: Owner Occupied Housing Value



Source: 2012 Estimate U.S. Census

The 2012 ACS data indicates the majority (46%) of the owner-occupied housing in Windham are valued in the range of \$300,000 to \$499,999. The second highest group of housing (26%) is valued in the \$500,000 to \$999,999 range and 10 percent of Windham’s owner occupied housing is valued below \$149,999 (see Figure 4).

Table 10: Median Purchase Price

| Median Purchase Price | | | | |
|-----------------------|-------------|------------------|-----------|---------------|
| Year | All Housing | Existing Housing | New Homes | Single Family |
| 2013 | \$366,900 | \$350,000 | \$470,000 | \$430,000 |
| 2012 | \$360,000 | \$359,900 | \$382,333 | \$385,000 |
| 2011 | \$360,000 | \$335,000 | \$438,000 | \$379,933 |
| 2010 | \$382,000 | \$371,933 | \$393,485 | \$411,500 |
| 2009 | \$350,000 | \$323,000 | \$500,000 | \$377,533 |
| 2008 | \$450,000 | \$421,650 | \$529,900 | \$477,533 |
| 2007 | \$425,000 | \$380,000 | \$529,734 | \$479,900 |
| 2006 | \$455,000 | \$395,000 | \$560,000 | \$478,380 |
| 2005 | \$410,000 | \$408,500 | \$414,500 | \$464,933 |
| 2004 | \$335,000 | \$373,000 | \$297,800 | \$425,000 |
| 2003 | \$380,000 | \$375,000 | \$384,000 | \$424,900 |
| 2002 | \$338,900 | \$310,000 | \$380,000 | \$369,900 |
| 2001 | \$318,000 | \$279,900 | \$359,900 | \$353,800 |

| | | | | |
|------|-----------|-----------|-----------|-----------|
| 2000 | \$261,533 | \$240,000 | \$344,900 | \$279,900 |
| 1999 | \$240,025 | \$202,000 | \$331,000 | \$255,000 |
| 1998 | \$220,300 | \$180,000 | \$307,325 | \$225,000 |
| 1997 | \$219,000 | \$187,000 | \$257,831 | \$221,500 |
| 1996 | \$174,000 | \$165,000 | \$309,800 | \$189,500 |
| 1995 | \$169,900 | \$147,000 | \$247,500 | \$178,000 |
| 1994 | \$148,000 | \$135,000 | \$259,900 | \$157,000 |
| 1993 | \$170,000 | \$150,000 | \$217,900 | \$173,048 |
| 1992 | \$143,048 | \$142,571 | \$189,000 | \$155,048 |
| 1991 | \$152,000 | \$144,381 | \$165,048 | \$160,000 |
| 1990 | \$182,500 | \$165,048 | \$197,500 | \$182,500 |

Source: NHHFA Purchase Price Database, NH Dept. of Revenue,
Compiled by Real Data Corp. Filtered and analyzed by New Hampshire Housing.

According to the New Hampshire Housing and Finance Authority data, the median purchase price of single-family housing in Windham increased in value from \$182,500 in 1990 to \$430,000 in 2013 (see Table 10). At the same time, the median purchase price of all housing in Windham increased from \$182,500 to \$366,900 from 1990 to 2013 (see year by year percent changes reflected in the Appendix).

Table 12: Mean and Median Purchase Price Trends Windham & Surrounding Towns

| Mean and Median Purchase Price Trends | | | | |
|--|------------------|---------------------|--------------------------|---------------------|
| Adjacent Municipalities | 2003 Median | 2013 Median | Percent Change 2003-2013 | 2013 Mean |
| Derry | \$224,900 | \$200,500.00 | -10.80% | \$212,158.50 |
| Hudson | \$227,601 | \$250,000.00 | 9.80% | \$256,612.16 |
| Londonderry | \$251,000 | \$260,000.00 | 3.60% | \$261,870.16 |
| Pelham | \$354,933 | \$305,000.00 | -14.10% | \$313,270.37 |
| Salem | \$270,000 | \$255,000.00 | -5.60% | \$281,335.92 |
| Windham | \$380,000 | \$366,900.00 | -3.40% | \$409,258.80 |
| Municipalities of Similar Demographics | 2003 Median | 2013 Median | Percent Change 2003-2013 | 2013 Mean |
| Amherst | \$299,000 | \$280,000.00 | -6.40% | \$299,142.79 |
| Atkinson | \$295,000 | \$261,533.00 | -11.30% | \$317,983.09 |
| Bedford | \$359,000 | \$377,000.00 | 5% | \$419,997.64 |
| Chester | \$337,000 | \$305,000.00 | -9.05% | \$298,384.33 |
| Hampstead | \$320,000 | \$259,300.00 | -19% | \$268,260.11 |
| Hollis | \$362,500 | \$405,000.00 | 11.70% | \$438,505.08 |
| Rockingham Co. | \$265,000 | \$255,000.00 | 4% | \$307,774.17 |

Source: 2013, 2000 NHHFA Purchase Price Database,

NH Dept. of Revenue

Among surrounding and similar towns, the median home purchase price in Windham is valued at \$366,900, which is second highest to Hollis at \$405,000 among the municipalities shown in Table 12. Windham has experienced a slight decrease (3.5%) in its median purchase price since 2003, dropping from a median purchase price of \$380,000 (see Table 12).

According to the dwelling unit projections prepared by the SNHPC (assuming historic annual rates of growth between 2010 and 2015), the total number of dwelling units in Windham is anticipated to increase from 5,146 units in 2010 to 7,416 units in 2050 (see Table 13). This projection does not take into account the possibility of the expansion of Pennichuck water service within the community, the creation of public water and/or sewer, or changes to the town’s Zoning Ordinance. Nor does this projection take into consideration the possibility of Build out as assessed by the 2010 Rockingham Planning Commission CTAP Study. The Dwelling Unit projections provided by SNHPC are based on the annual average of the past 40 years of Building Permits issued (1970-2009)

Table 13: Dwelling Unit Projections

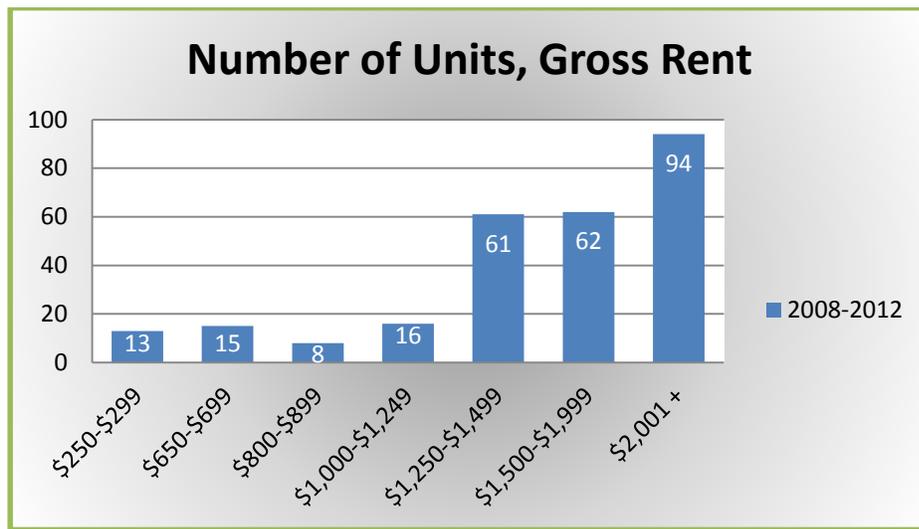
| Windham Dwelling Unit Projections | Dwelling Units | Percent Chg. |
|---|---|--------------|
| 2010 | 5164 | |
| 2015 | 5477 | 6% |
| 2020 | 5790 | 6% |
| 2025 | 6103 | 5% |
| 2030 | 6416 | 5% |
| 2035 | 6666 | 4% |
| 2040 | 6916 | 4% |
| 2045 | 7166 | 4% |
| 2050 | 7416 | 3% |
| Projected Growth Rate 2010 to 2020 | Projected Growth Rate 2010 to 2050 | |
| 12.12% | 43.61% | |

Source: 2010 U.S. Census, SNHPC Dwelling Unit Projections

For Windham, the annual average of net dwelling unit increase used in the projection was 63. A total net dwelling unit increase of 50 was used for 2045 and 2050 to reflect limited developable land. These assumptions were coordinated through the Windham Community Development Department staff.

The median gross rent of all housing types in Windham during 2008 and 2012 was \$1,673, which is higher than Rockingham County at \$1,079. The highest rent Windham residents (94 renters) are paying is over \$2,000 month. A total of 13 renters in town are paying rent in the range of \$250 to \$299 per month while 217 renters or 80.66 percent are paying monthly rates above \$1,250 (see Figure 5). This data reflects rents paid through rentals of all housing types.

Figure 6: Number of Units, Gross Rent



Source: NHHFA Purchase Price Data Base, 2008-2012 American Community Survey Tables B25063, B25064

Income

Windham’s Median Household Income in 2012, according to the NH Economic Labor Information Bureau, is \$118,242. As shown in Table 15, this is the second highest median household income among many towns in the region. The Town of Bedford has the highest median household income at \$128,656. Windham’s median household income, median family income and per capita income is provided in Table 16. A total of 1.2 percent of the town’s families are below the poverty level.

Table 14: Windham vs. Surrounding Towns, Median Income

| Profile of Windham vs. Surrounding Towns, Mean and Median Income | | | |
|--|--------------------------------|--------------------------------|--------------------------|
| Adjacent Municipalities | Median Household Income (2000) | Median Household Income (2012) | Percent Change From 2000 |
| Derry | \$49,792 | \$68,300.00 | 25% |
| Hudson | \$64,169 | \$85,500.00 | 33% |
| Londonderry | \$70,501 | \$90,940.00 | 29% |
| Pelham | \$68,608 | \$96,852.00 | 41% |
| Salem | \$58,090 | \$76,779.00 | 32% |
| Windham | \$94,794 | \$118,242.00 | 25% |
| Municipalities of Similar Size | Median Household Income (2000) | Median Household Income (2012) | Percent Chg. From 2000 |
| Amherst | \$893,884 | \$113,260.00 | 219% |
| Atkinson | \$69,729 | \$82,889.00 | 19% |
| Bedford | \$84,392 | \$ 128,656.00 | 52% |
| Chester | \$68,571 | \$108,204.00 | 58% |
| Hampstead | \$68,533 | \$81,438.00 | 19% |
| Hollis | \$92,847 | \$102,159.00 | 127% |
| Rockingham Co. | \$58,150 | \$77,813 | 34% |

Source: NHHFA

Table 15: Windham’s Household, Family and Per Capita Income

| 2012 Income | Population |
|--|--------------|
| Median Household Income¹ | \$118,242.00 |
| Median Family Income² | \$130,615.00 |

¹ **Median Household Income** according to the US Census is the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not.

² **Median Family Income** is defined as the sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

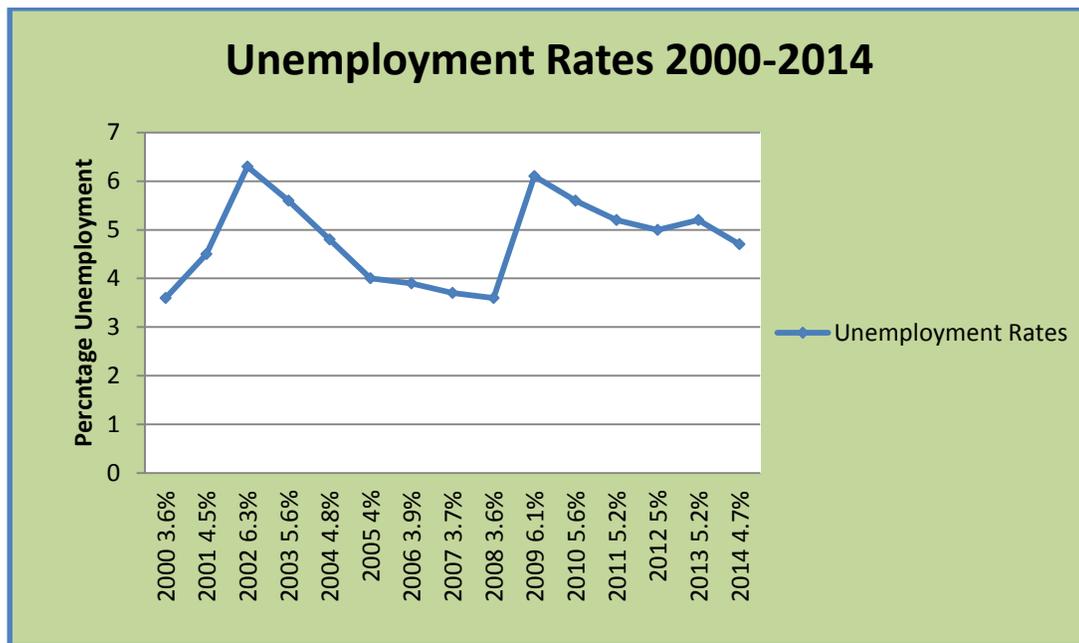
| | |
|---|-------------|
| Per Capita Income³ | \$49,552.00 |
| Households Below Poverty Level⁴ | \$1.2% |

Source: New Hampshire Economic Labor Information Bureau

Unemployment

Unemployment rates in Windham spiked from 3.6 to 6.3 percent between 2001 and 2003, and again from 3.6 to 6.1 percent beginning in 2008 during the last “Recession”. Between 2010 and 2013, unemployment rates in Windham had been averaging around 5.2 to 5.5 percent. During 2014, unemployment rates have fallen slightly to 4.7 percent.

Figure 7: Unemployment Rates



Source: NH Employment Security ELMIB

³ **Per Capita Income** is defined as the mean income computed for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population.

⁴ The Census Bureau uses a set of income thresholds that vary by family size and composition to determine who is in poverty. If the total income for a family or unrelated individuals falls below the relevant poverty household, then the family (and every individual in it) or unrelated individual is considered in poverty.

Employment

The largest employment industries in Windham are service producing, which produce services such as financial, real estate, banking, etc., representing 72 percent of Windham’s total employment in 2012. Government employment in Windham represents only 17.6 percent of local employment (see Table 17). The businesses with the most employees in Windham are identified in Table 18.

Table 17: Average Employment

| 2012 | Average Employment |
|---|--------------------|
| Goods Producing Industries | 305 |
| Service Providing Industries | 2,161 |
| Total Private Industry | 2,466 |
| Government (Federal, State, and Local) | 529 |
| Total, Private plus Government | 2,995 |

Source: NH Employment Security ELMIB

Table 18: Large Businesses in Windham 2014

| Employers | | |
|--|--------------------------|-----------|
| Largest employers | Product/Services | Employees |
| Medicus | Recruitment | 125-130* |
| Shaw's Supermarket | Supermarket | 139 |
| Cyr Lumber | Home Improvement | 80 |
| Windham Terrace Communities | Assisted living facility | 60 |
| AJ Letizio Foods | Food Sales and Marketing | 40 |
| AP Daily | Woodworking | 40 |
| Park Place Lanes | Bowling alley | 38 |
| Warde Supported Residential Care | Assisted living | 50-99** |
| Castleton Banquet & Conference Center | Receptions & conferences | 50-99** |
| George R Cairns & Sons Inc | Construction | 50-99** |
| Fences Unlimited Inc | Home Improvement | 50-99** |
| Class of Worker | | |
| Private Wage and Salary Workers | | 5,893 |
| Government Workers | | 649 |
| Self-Employed | | 530 |

Source: NH Employment Security ELMIB, 2014

** Employee ranges 50-99 in the table above are what is reported by the NH Employment Security ELMIB for each of these businesses as the number of employees at any given time vary throughout the year.

* This data was obtained by Community Development Staff by calling the employers during October and November 2014.

Commuting

Table 16 shows the amount of total commuters traveling out of Windham and where they are traveling to. In 2010, Windham had a total of 5,510 commuters traveling out of Windham; 75% of these commuters are traveling as part of their daily commutes to work. The most common commute out of Windham is to Salem, NH second most common is to Boston and the third most common commute is to Manchester, NH. The mean travel time for commuters traveling to work is around 34 minutes.

Table 16: Commuting Out Of Town - 2010

| | Total Commuters | % of Labor Force Commuting OOT | Most Common Commute To | 2nd Most Common Commute To | 3rd Most Common Commute To | Mean Travel Time to Work |
|----------------|-----------------|--------------------------------|------------------------|----------------------------|----------------------------|--------------------------|
| Windham | 5,510 | 75.12% | Salem | Boston, MA | Manchester | 34.3 |

Source: U.S. Census 2010 MCD-to-MCD Worker Flow Files, State of New Hampshire, Residence MCD

